

2. Project Characteristics

- 2 a. *Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.*

The W. M. Jordan Team is submitting a plan for providing community based homes throughout the primary region the Central Virginia Training Center serves. The plan will involve construction of 17 homes throughout the region consisting of nine 8-bedroom ICF/MR homes and eight 6-bedroom ICF/MR homes.

Community-Based Houses within the primary CTVC Region

W. M. Jordan Team will work with the local Community Service Boards to locate 17 building sites within the region and build nine 8-bedroom and eight 6-bedroom homes. The new work site plans are prototypical layouts arranged for a residential neighborhood. Staff parking is located in the rear of the home with the front of the homes set up on a residential street with driveways and sidewalks. Staff parking is separated to provide a non-institutional appearance to the front of the homes. The home will be arranged with ample landscaped yard areas.

The new 6-bed community homes are configured to look like a residential home. The entry opens into the dining room and the living room with an adjacent kitchen and pantry. There is a separate family room for private visitation with family members and in-home activities. The staff workstation includes an area for lockers, workstations, and medication storage. The sleeping area includes private bedrooms with closets for patient clothing, a tub room and a shower room with full handicapped facilities. The support areas include seasonal clothes storage, laundry facility, equipment storage, clean linen and utility, and housekeeping. The homes will include covered screen porches and covered entrance adjacent to the driveway for pick-up and drop-off of residents.

The new 8 bed community homes are configured to look like a residential duplex home. The entry of each duplex living unit opens into the dining room and the living room with an adjacent kitchen and pantry. There is a separate family room for private visitation with family members and in-home activities. The staff workstation includes an area for lockers, workstations, and medication storage. The sleeping area includes private bedrooms with closets for patient clothing, a tub room and a shower room with full handicapped facilities. The shared support areas include seasonal clothes storage, laundry facility, equipment storage, clean linen and utility, and housekeeping. The homes will include covered screen porches and a covered entrance adjacent to the driveway for pick-up and drop-off of residents.

The duplex is configured so that each 4 bed residential unit has its own entry with a staff/service entry located in the area connecting the two living units. The area connecting the two living units will be used for pick-up and drop-off of residents from the driveway and can also be used for deliveries and service entry. The area connecting the two living units will include service and storage areas to be shared by both duplex living units.

*Please see **Community Based Homes Site Plans, Floor Plans and Elevations** in the separate binder entitled, "Section 3 - Project Financing and Other Information."*

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2 b. *Identify and fully describe any work to be performed by the public entity.*

The W. M. Jordan Team desires and anticipates active involvement by DMHMRSAS, and CSBs during the design and construction phases of the project. The W. M. Jordan Team anticipates DMHMRSAS performing the following:

- Design review and approval
- Programming input and performance requirements during the Phase II PPEA proposal process and interim and comprehensive agreement negotiations
- Active involvement, participation and oversight throughout the construction process
- Administration/pay application review, approval and acceptance

2 c. *Include a list of all federal, state and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.*

The homes being constructed in the primary region of CVTC will require the following local permits:

- Plan Review Fee New Construction
- Building Permit Fee
- Land Disturbance Permit
- A final approved site plan is required to be submitted with the building plans. The site plan review period is approximately 45 days.
- Building Plan review typically takes 15 days, in addition to the site plan review.

Above are typical permit requirements for each individual locality. If the Commonwealth has any additional permit requirements, those requirements will be stated in the general conditions of the specifications.

Local utility connection fees will be required by each individual city or county.

2 d. *Identify any anticipated adverse social, economic and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project. Indicate if environmental and archeological assessments have been completed.*

We do not anticipate any significant adverse social, economic or environmental impacts arising from this project. Utilizing its extensive experience in executing such projects, the W. M. Jordan Team will ensure that all necessary and reasonable steps are taken so to avoid any anticipated adverse, social, economic and environmental impacts to the project.

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2 e. *Identify the projected positive social, economic and environmental impacts of the project.*

The primary benefit to the Commonwealth and to DMHMRSAS is to get current residents of CVTC out into the community. As set forth above, the W. M. Jordan Team proposal will provide a combination of 6 and 8-bedroom homes. The homes will have differing exterior materials and styles that will present and support a neighborhood image. Most importantly, the homes in various localities within the region will have a functionally efficient, state of the art design that will lead to the overall enjoyment and enhancement of core services for residents, their families and staff.

The economic impact from the community-based homes will consist of the creation of new jobs and the generation of new tax revenues for state and local governments. The benefits, (direct and indirect) will begin with construction and continue throughout the long-term use and operation of the community based residences.

Additional social, economic and environmental impacts for this project are more fully described in Section 4 of this proposal.

2 f. *Identify the proposed schedule for the work on the project, including the estimated time for completion.*

Please refer to our separate binder entitled "Section 3 - Project Financing and Other Proprietary Information", for our response to item 2f.

2 g. *Identify contingency plans for addressing public needs in the event that all or some of the project is not completed according to the projected schedule.*

The W. M. Jordan Team has an excellent reputation for delivering technically challenging projects on time and on budget. We utilize sophisticated scheduling tools and require that all members of our team provide short term two week look ahead schedules and the master schedule is updated monthly. When planning and forecasting upcoming activities, W. M. Jordan Company will follow-up on materials scheduled for delivery, which if delayed could negatively impact project schedules. This follow-through reinforces to our subcontractors that maintaining the project schedule is of the utmost importance on our projects. In the unfortunate event that significant delays do occur, the W. M. Jordan Team immediately reevaluates the schedule and adjusts the schedule to help mitigate the delay. This adjustment can come from a variety of avenues such as: a revised construction sequence, extended work week/hours, and in some cases supplemental crews. Ultimately a revised schedule is issued showing the delay and the course of action taken to mitigate the delay.

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- 2 h. *Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.*

W. M. Jordan Company is prepared to offer performance guarantees and penalties relative to the performance of our work. We will sign a Guaranteed Maximum Price (GMP) contract with the Commonwealth of Virginia. This GMP process will be in an "open book" format and W. M. Jordan Company will provide a payment and performance bond if required.

W. M. Jordan Company has a history of being on time and on budget. In the event of a delay, we immediately reevaluate the schedule and adjust the schedule to help mitigate the delay. This adjustment can come from a variety of avenues such as: a revised construction sequence, extended work week/hours, and in some cases supplemental crews. Ultimately a revised schedule is issued showing the delay and the course of action taken to mitigate the delay.

Also please see item 2 j for further information.

- 2 i. *State assumptions related to ownership, legal liability, law enforcement and operation of the project and the existence of any restrictions on the public entity's use of the project.*

The W. M. Jordan Team's conceptual proposal consists of design and construction services to build residential cottages in the various localities in the primary region that CVTC serves. The residential cottages the Team proposes to build are for the use of the Commonwealth of Virginia and DMHMRSAS. Accordingly, the W. M. Jordan Team contemplates no restrictions on usage. In addition, legal liability, law enforcement and operation will continue to be the responsibility of the Commonwealth of Virginia and DMHMRSAS.

- 2 j. *Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.*

This project lends itself to phased completion and the Project Team will work with DMHMRSAS to schedule the project in a manner that is sensitive to the requirements and needs of its residents and staff, thus working to ensure the completion of a schedule that meets or exceeds expectations.

- 2 k. *List any other assumptions relied on for the project to be successful.*

Please refer to item 2 l. below.

- 2 l. *List any contingencies that must occur for the project to be successful.*

The W. M. Jordan Team understands that the Commonwealth's current budget allocates \$10,061,840 for construction of community housing for Central Virginia.